

## Heineman, Robert

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**To:** MARLENE L GAFRICK (E-mail)  
**Cc:** Sutton, Alexander; Welbes, Tim; Yoakum, Virgil; Leverett, Dan  
**Subject:** Proposed Chapter 42 Revisions for Suburban "Urban Areas"

Marlene,

As per our conversation, the following are some areas of Chapter 42 which, if modified, would help create an urban environment in a suburban location, such as The Woodlands Town Center:

- Minimum Building Line Requirements  
Collector and Local Streets-  
Not Single Family

**Proposal: Reduce from 10' to 5' or less on a 60' ROW**

*Discussion: The major thoroughfares in The Woodlands are treated more like "express streets" similar to Allen Parkway and Memorial Drive (not like Westheimer.) Generally, buildings do not "front" onto major thoroughfares; they take their primary access off of collectors or local streets which connect to a major thoroughfare. Therefore, a reduction of building setbacks on a major thoroughfare as per the standards for an Urban Area is not beneficial in the Woodlands.*

*In the The Woodlands Town Center, the urban environment which is conducive to pedestrian/ transit activities occurs on collectors and local streets instead of major thoroughfares. A reduction in building setbacks on these streets for retail/commercial/not single family uses would provide the most benefit. This is currently not allowed without a variance in either the Urban or Suburban areas.*

- Minimum Building Line Requirements  
Local Streets-Single Family

**Proposal: Reduce from 20' to 10' for Principal Structure (as per Urban Area)**

- Lot Sizes- Single Family Residential

**Proposal: Reduce from 5000 SF to 3500 SF (as per Urban Area)**

- Standards for Compensating Open Space

**Proposal: Allow use of an open space "bank" within a subdivision plat which might contain several "restricted reserves." This would allow higher density projects within particular restricted reserves, while still meeting overall open space requirements for the subdivision plat.** (Note: some standards may need to be adopted regarding the maximum size of the plat or a maximum distance to the open space from each unit.

I hope this proves beneficial in our committee discussions.

Robert Heineman